

WARRANTY DEED

023637

52-54
2141

JOSEPH H. HERARD of Winslow, County of Kennebec and State of Maine for consideration paid, grants to RICHARD G. JOLICOEUR and MICHELE L. JOLICOEUR of Waterville, County of Kennebec and State of Maine with WARRANTY COVENANTS, as joint tenants, the land in WATERVILLE, County of Kennebec and State of Maine, bounded and described as follows, to wit:

PARCEL ONE

A certain lot or parcel of land, with any buildings thereon, situate in said Waterville, and bounded and described as follows, to wit:

Being lot No. 4 on plan of Edgemont Park, which plan is on file in Kennebec Registry of Deeds, excepting that part of said Lot No. 4 which was conveyed to said Joseph H. Herard by deed of Thomas Loubier and Sophia Loubier dated September 22, 1933 recorded in said Registry of Deeds, Book 692, Page 531, the parcel herein conveyed measuring 31 feet on its easterly and westerly sides and 50 feet on its northerly and southerly sides, and being bounded southerly by the land or location of the Maine Central Railroad Company. Also a certain other parcel of land situate in said Waterville and bounded and described as follows to wit: Being a strip of land 10 feet in width extending from the southerly line of Edgemont Avenue to the said location of said Railroad Company, and lying adjacent to and next easterly of the easterly line of land conveyed to Esdras Veilleux by deed of Thomas Loubier dated August 30, 1924 recorded in said Registry, Book 620, Page 295. Reserving, however, to said Esdras Veilleux, his heirs and assigns, a right of way to pass and repass over said 10 foot strip of land above described from said Edgemont Avenue to said location of said Railroad Company, as granted to said Veilleux in said deed of said Thomas Loubier.

Being the same premises conveyed to Joseph H. Herard and Albertine Herard by deed from Eugene Bolduc, as Conservator of the estate of Sophia Loubier, dated June 23, 1941 and recorded in the Kennebec County Registry of Deeds in Book 777, Page 258 and Book 777, Page 259.

PARCEL TWO

Beginning at line pin driven in ground on corner of Edgemont Avenue at a point sixty-eight (68) feet westerly of stone monument at intersection of southerly line of Edgemont Avenue and the southwesterly line of North Street thence at right angles to southerly line of Edgemont Avenue sixty-nine (69) feet to an iron pin driven in ground, thence westerly at right angles fifty (50) feet to an iron pin driven in ground; thence northerly at right angles sixty-nine (69) feet to an iron pin driven in ground in southerly line of Edgemont Avenue thence easterly in the southerly line of Edgemont Avenue fifty (50) feet to point of beginning, being the northerly part of lot #4 of Edgemont plan of Edgemont Park.

Being the same premises conveyed to Joseph H. Herard by Warranty Deed from Thomas and Sophia Loubier, dated

October 14, 1933 and recorded in the Kennebec County Registry of Deeds in Book 692, Page 531.

52-54

PARCEL THREE

A certain lot or parcel of land situated in Waterville, in the County of Kennebec and State of Maine, being lot numbered Three (3) on plan of Edgemont Park made by J. H. Burleigh C.E., dated August 1905 and recorded in Kennebec County Registry of Deeds to which reference may be had for a more particular description.

Being the same premises conveyed to Joseph H. Herard and Albertine Herard by Warranty Deed from Minnie M. Dall, dated August 27, 1945 and recorded in the Kennebec County Registry of Deeds in Book 828, Page 173.

WITNESS my hand and seal this 5th day of OCTOBER, 1995.

X [Signature]
WITNESS

X Joseph H. Herard
JOSEPH H. HERARD

THE STATE OF MAINE
Kennebec, ss.

OCTOBER 5, 1995

Then personally appeared the above named JOSEPH H. HERARD and acknowledged the foregoing instrument to be his free act and deed.

Before me,

X [Signature]
Notary Public

95T06

DAVID R. WHITTIER
MY COMMISSION EXPIRES:
AUGUST 31, 2000



RECEIVED KENNEBEC AS
95 OCT 10 AM 9:00

ATTEST: [Signature]
REGISTER OF DEEDS